



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Light Industrial Warehouse
2,190.4 Sq. ft. (203.5 sq. m)

UNIT 2, LASCOMBE ESTATE, HIGHFIELD LANE, PUTTENHAM, GUILDFORD, GU3 1BB

LOCATION

This property is located on the Lascombe Estate just outside the village of Puttenham. The property is accessible by road off the A31 Hogs Back. The A3 London to Portsmouth road can be joined 2 miles away at Compton. Guildford town centre is approximately 5 miles away and Farnham 7 miles. The closest train station is Wanborough.

DESCRIPTION

Unit 2 is a light industrial warehouse constructed from breeze block and timber weather board cladding. It benefits from an electric roller shutter door, internal office and mezzanine floor storage space.

Internally the unit has a concrete floor, spot lighting, power and data connection. It also benefits from 5 parking spaces. A kitchen and cloakroom come fitted internally.

ACCOMMODATION

| AVAILABLE | SQ FT | SQ M |
|--------------|----------------|--------------|
| GF | 1,667.3 | 154.9 |
| Mezzanine | 523.1 | 48.6 |
| Total | 2,190.4 | 203.5 |

RENT

£30,000 per annum. Plus VAT.

RATES

Rateable Value: £10,500

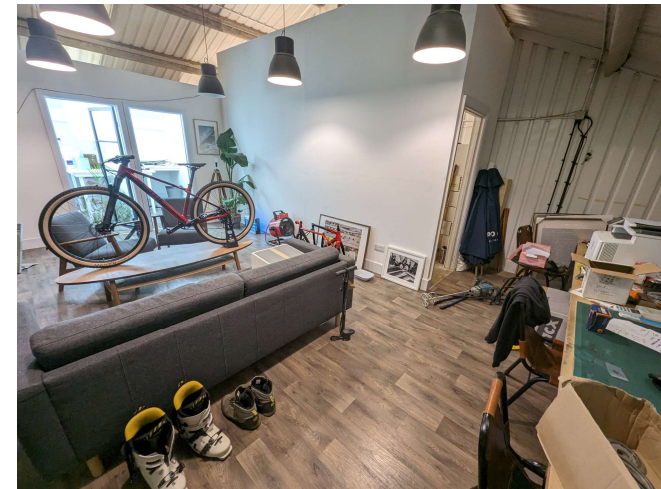
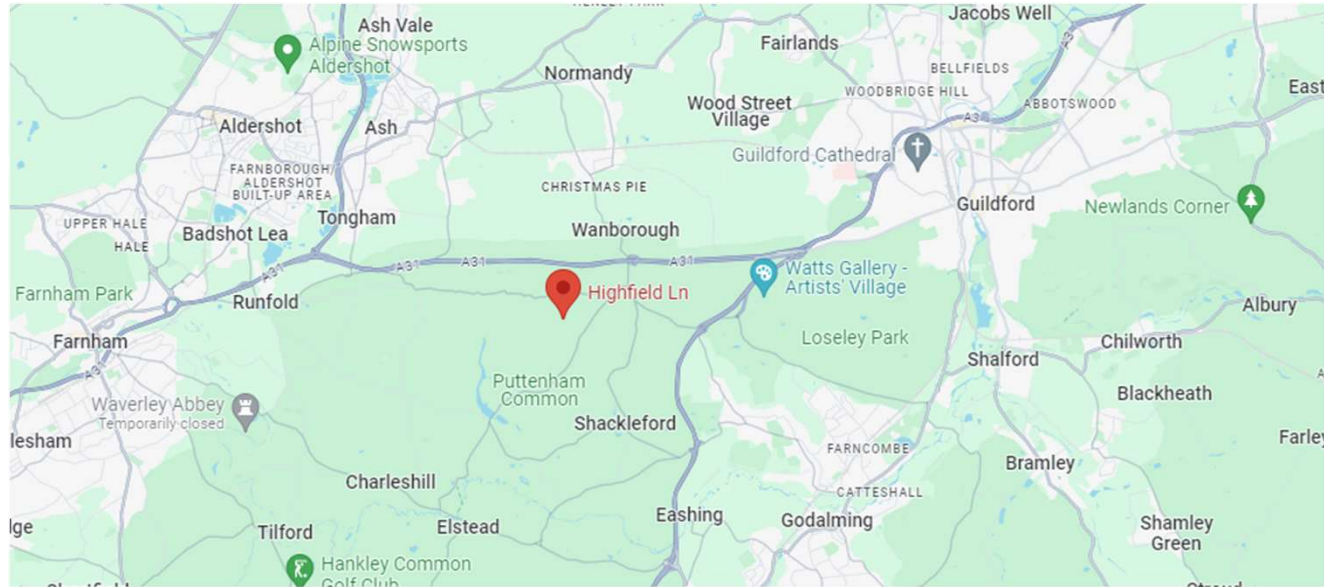
Rates Payable: £5,145 (22/23)

EPC

D - 88

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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